160.0	0003	0006.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	727,100 / 727,100
					USE VALUE:	727,100 / 727,100
					ASSESSED:	727,100 / 727,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
115		HILLSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CAI XIONGWEI
Owner 2:	MEI MEI
Owner 3:	
Street 1:	115 HILLSIDE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SHEA ROBERT J & ELIZABETH M -
Owner 2:	-
Street 1:	115 HILLSIDE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 9,100 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1956, having primarily Wood Shingle Exterior and 1714 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9100.000	242,000		485,100	727,100
Total Card	0.209	242,000		485,100	727,100
Total Parcel	0.209	242,000		485,100	727,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 424.31 | /Parcel: 424.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 106780

GIS Ref

GIS Ref

Insp Date 02/23/09

PREVIOUS ASSESSMENT

Parcel ID 160.0-0003-0006.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	242,000	0	9,100.	485,100	727,100	727,100	Year End Roll	12/18/2019
2019	101	FV	205,500	0	9,100.	485,100	690,600	690,600	Year End Roll	1/3/2019
2018	101	FV	205,500	0	9,100.	429,700	635,200	635,200	Year End Roll	12/20/2017
2017	101	FV	205,500	0	9,100.	360,400	565,900	565,900	Year End Roll	1/3/2017
2016	101	FV	205,500	0	9,100.	360,400	565,900	565,900	Year End	1/4/2016
2015	101	FV	192,600	0	9,100.	311,900	504,500	504,500	Year End Roll	12/11/2014
2014	101	FV	192,600	0	9,100.	301,500	494,100	494,100	Year End Roll	12/16/2013
2013	101	FV	192,600	0	9,100.	286,900	479,500	479,500		12/13/2012

!12520!

PRINT

Date	Time
12/11/20	02:36:13

LAST REV

Date	Time
09/06/16	09:05:17
ekelly	
12520	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHEA ROBERT J &	57080-419		6/30/2011		495,000	No	No		
	13248-564		7/1/1977		44,500	No	No		Y

USER DEFINED

Prior Id # 1:	106780
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/22/2015	1400	Re-Roof	6,000		9/22/2015			Strip and re-roof.
5/28/2004	429	New Wind	2,184					6 REPL WNDWS

ACTIVITY INFORMATION

Date	Result	By	Name
11/4/2015	Permit Insp	PC	PHIL C
7/3/2012	Left Notice	JBS	JOHN S
2/23/2009	Measured	372	PATRIOT
10/27/2008	Meas/Inspect	345	PATRIOT
12/1/1999	Meas/Inspect	256	PATRIOT
7/23/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9100		Sq. Ft.	Site		0	70.	0.76	8									485,101						485,100	

Total AC/HA: 0.20891 | Total SF/SM: 9100 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 485,101 | Spl Credit | Total: 485,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	Yellow		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	1.00550008
Adj $ / SQ:	142.530
Other Features:	80300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	328753
Depreciation:	86791
Depreciated Total:	241962

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 3				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

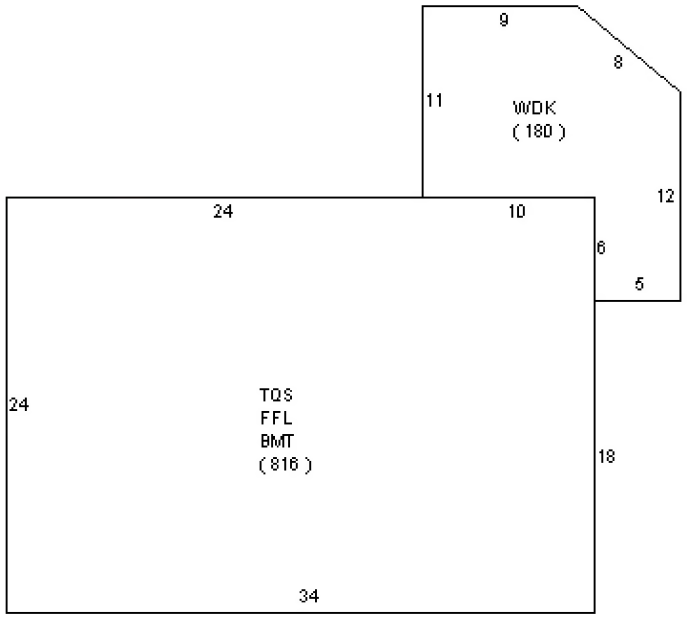
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	142.53
Special Features:	0	Val/Su Net:	99.83
Final Total:	242000	Val/Su SzAd	169.47

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	52.490	42,829
FFL	First Floor	816	142.530	116,304
TQS	3/4 Story	612	142.530	87,228
WDK	Deck	180	11.620	2,091
	Net Sketched Area:	2,424	Total:	248,452
Size Ad	1428	Gross Are	2628	FinArea 1714

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	35	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

160.0-0003-0006.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X10	A	AV	2004	0.00	T	12	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	